

TOWN OF DAVIE

TOWN COUNCIL AGENDA REPORT

TO: Mayor and Councilmembers

FROM/PHONE: Mark A. Kutney, AICP, Development Services Director/ (954) 797-1101
Prepared by: David M. Abramson, Planner I

SUBJECT: P 7-1-03 / 04-390 / Flamingo Road Estates, Generally located on the S.W. corner of S.W. 14th Street between Flamingo Road and S.W. 127th Avenue

AFFECTED DISTRICT: District 3

TITLE OF AGENDA ITEM: P 7-1-03 / 04-390 / Flamingo Road Estates

TITLE OF AGENDA ITEM: A RESOLUTION OF THE TOWN OF DAVIE, FLORIDA, APPROVING THE PLAT KNOWN AS "FLAMINGO ROAD ESTATES" AND AUTHORIZING THE MAYOR AND TOWN CLERK TO ACKNOWLEDGE THE APPROVAL BY AFFIXING THE MAYOR'S SIGNATURE AND THE TOWN SEAL TO SAID PLAT; AND PROVIDING AN EFFECTIVE DATE.

REPORT IN BRIEF: The applicant requests approval of the plat "Flamingo Road Estates" for a twenty-six (26) custom single-family home development located on the southwest corner of S.W. 14th Street between Flamingo Road and S.W. 127th Avenue. The subject site consists of 27.87 Acres (1,214,236 square feet). Access is via a sixty (60) foot opening from Flamingo Road. Non-vehicular access lines (NVAL) are provided on the northern boundary of the lots adjacent to SW 14 Street.

The plat for Flamingo Road Estates is dedicating a total of 2.02 acres (88,101 square feet) of trails. A thirty (30) foot recreational and equestrian trail is proposed beside the S.W. 14th Street right-of-way connecting to a proposed fifty (50) foot equestrian and recreational trail parallel to Flamingo Road adjacent to the east of subject site as required by the Town's Recreational Trail Master Plan. Furthermore, the plat is also dedicating a total of 3.41 acres (148,616 square feet) of right-of-way, internal to the site.

The plat is providing also a ten (10) foot utility easement on each lot street frontage. All drainage easements are dedicated to the Central Broward Water Control District, and approval of the plat has been obtained from this agency. Large drainage easements within the lots, rather than retention pond(s) are being utilized. The drainage easements will retain water for up to three (3) days after a single rain event.

The proposed plat is consistent with the Comprehensive Plan and Land Development Code as it relates to access, location, size, and use. The traffic generated by this development can be accommodated by the adjacent roadways. Staff finds that the plat is in conformance with all applicable Codes and Ordinances in terms of access, right-of-way, and use.

The proposed custom residential community can be considered compatible with both existing and allowable uses on and adjacent to this property.

PREVIOUS ACTIONS: None

CONCURRENCES: At the December 8, 2004 Planning and Zoning Board Meeting, Mr. McLaughlin made a motion, seconded by Mr. Stevens to approve, P 7-1-03 Flamingo Road Estates Plat with the condition that it had to meet Town Code and be approved by the Town and that the applicant voluntarily agrees not to apply for variances for this development in the future. (Motion carried 4-1 with Chair Bender being opposed)

FISCAL IMPACT: N/A

RECOMMENDATION(S): Staff finds the subject application complete and suitable for transmittal to Town Council for further consideration. In addition, the following conditions shall be met:

1. Sufficient capacity of the regional road network, as determined by Broward County. In the event that sufficient capacity is not met, the plat shall be deemed denied by the Town of Davie.
2. Provide the Planning and Zoning Division a Mylar copy of the plat upon recordation.
3. Provide a note on the plat stating that if traffic concurrency issues are identified by Broward County, then the improvements needed to satisfy traffic concurrency are to be done within the Town of Davie.

Attachment(s): Resolution, Planning Report, Plat, Future Land Use Plan Map, Zoning and Aerial Map

RESOLUTION NO. _____

A RESOLUTION OF THE TOWN OF DAVIE, FLORIDA, APPROVING THE PLAT KNOWN AS "FLAMINGO ROAD ESTATES" AND AUTHORIZING THE MAYOR AND TOWN CLERK TO ACKNOWLEDGE THE APPROVAL BY AFFIXING THE MAYOR'S SIGNATURE AND THE TOWN SEAL TO SAID PLAT; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the proposed plat to be known as "Flamingo Road Estates" was considered by the Town of Davie Planning and Zoning Board;

NOW, THEREFORE, BE IT RESOLVED BY THE TOWN COUNCIL OF THE TOWN OF DAVIE, FLORIDA:

SECTION 1. The plat known as "Flamingo Road Estates" is hereby approved subject to the conditions stated on the planning report which is attached hereto as Exhibit "A" and made a part hereof.

SECTION 2. Approval is also subject to placing a note on the plat stating that if traffic concurrency issues are identified by Broward County, then the improvements needed to satisfy traffic concurrency are to be done within the Town of Davie.

SECTION 3. The Mayor is authorized to sign said plat on behalf of the Town and the Town Clerk is directed to affix the Town seal to said plat.

SECTION 4. This Resolution shall take effect immediately upon its passage and adoption.

PASSED AND ADOPTED THIS ____ DAY OF _____, 2005.

MAYOR/COUNCILMEMBER

Attest:

TOWN CLERK

APPROVED THIS ____ DAY OF _____, 2005.

TOWN OF DAVIE
Development Services Department
Planning and Zoning Division
Staff Report and Recommendation



Applicant Information

Owner:

Name: Florida Fresh Herbs, Inc
Address: 3100 Flamingo Road
City: Davie, Florida 33330
Phone: (954) 454-7868

Petitioner:

Name: Jay Evans, Pillar Consultants
Address: 5400 South University Drive #101
City: Davie, Florida 33328
Phone: (954) 680-6533

Background Information

Application Request: Approval of the plat "Flamingo Road Estates" for a twenty-six (26) custom single-family home development

Application History: No deferrals have been requested.

P&Z Board

Recommendation: At the December 8, 2004 Planning and Zoning Board Meeting, Mr. McLaughlin made a motion, seconded by Mr. Stevens to approve, P 7-1-03 Flamingo Road Estates Plat with conditions (Motion carried 4-1 with Chair Bender being opposed)

Address/Location: Generally located on the southwest corner of S.W. 14th Street between Flamingo Road and S.W. 127th Avenue

Future Land Use

Plan Map: Residential 1 DU/AC

Zoning: A-1, Agricultural District

Existing/Proposed Use: Vacant/ A twenty-six (26) custom single-family home development

Gross Parcel Size: 27.87 Acres (1,214,236 square feet)

Net Parcel Size: 24.46 Acres (1,065,620 square feet)

Surrounding Land

	<u>Surrounding Uses:</u>	<u>Use Plan Designation:</u>
North:	Single-Family Homes (Little Lake Estates)	Residential (1 DU/ AC)
South:	Vacant	Residential (1 DU/ AC)
East:	Flamingo Road / Sheridan House	Residential (1 DU/ AC)
West:	Single-Family Homes (Summer Lake)	Residential (4 DU/ AC)
	Manufactured Homes	Residential (1 DU/ AC)

	<u>Surrounding Zoning:</u>
North:	R-1, Estate Dwelling District
South:	AG, Agricultural District & A-1, Agricultural District
East:	CF, Community Facility
West:	MH-1 & PRD-4

Zoning History

Related Zoning History:

Rezoning Application (ZB 1-1-03) On May 21, 2004 Town Council approved rezoning this property from AG, Agricultural District to A-1, Agricultural District

Concurrent Request on Same Property:

Site Plan Application (SP 7-4-03) This application is running concurrently with the plat (P 7-1-03) request for a twenty-six (26) unit custom single family home development

Previous Requests on Same Property:

Vacation Application (VA 5-1-05) On June 2, 2004, Town Council denied the vacation of S.W. 14th Street.

Application Details

The applicant's submission indicates the following:

1. *Site:* The subject site consists of 27.87 Acres (1,214,236 square feet).
2. *Restrictive Note:* The plat is restricted to twenty-six (26) single family residential units.
3. *Access:* Vehicular access is via a sixty (60) foot opening along the eastern portion of the site boundary adjacent to Flamingo Road. Non-vehicular access lines (NVAL) are provided on the northern boundary of the lots adjacent to SW 14 Street.
4. *Trails:* A total of 2.02 acres (88,101 square feet) of trails has been dedicated by this plat. A thirty (30) foot recreational & equestrian trail is proposed beside S.W. 14th Street right-of-way connecting to a proposed fifty (50) foot equestrian and recreational trail

parallel to Flamingo Road adjacent to the subject site as required by the Town's Recreational Trail Master Plan.

5. *Dedications and Easements:* A total of 3.41 acres (148,616 square feet) of right-of-way has been dedicated by this plat. There is a ten (10) foot utility easement dedicated on each lots street frontage.
6. *Local Road Concurrency:* As required in the Land Development Code, Section 12-323, Adopted Level of Services, Adopted levels of services and measurements of capacities. Development activities shall not be approved unless there is sufficient available capacity to sustain the level of service for transportation systems as established in the Traffic Circulation Element of the Town Comprehensive Plan. This project has no impact upon any local roads under jurisdictional control of the Town of Davie. All local roads in the immediate vicinity are at acceptable levels of service. The development has dedicated right-of-way for S.W. 14th Street. However, as per Town Council direction the road will not be construction, it will be access for emergency vehicles only.
7. *Drainage:* All drainage easements are dedicated to the Central Broward Water Control District, and approval of the plat has been obtained from this agency. Large drainage easements within the lots, rather than retention pond(s) are being utilized. The drainage easements will retain water for up to three (3) days after a single rain event; encroachments by structures into these areas is not permitted.
8. *Compatibility:* The proposed custom residential community can be considered compatible with both existing and allowable uses on and adjacent to this property.

Applicable Codes and Ordinances

Article XII of the Land Development Code, Subdivisions and Site Plans.

Article IV of the Land Development Code, Rural Lifestyle Regulations.

§12-24 (I) (1) of the Land Development Code, A-1, Agricultural District. The A-1 District is intended to implement the Agricultural and Residential one (1) unit per acre classifications of the Town of Davie Comprehensive Plan and to maintain, protect and encourage the continuance of a productive agricultural community in Davie by ensuring that developments are buffered from existing agricultural uses.

§12-81 (A) of the Land Development Code, Conventional Single Family Development Standards, A-1, Agricultural District requires the following minimums: lot area of 35,000 square feet net dry land area, 140' frontage, setbacks: 40'-50' staggered front, 30' side, 35' rear, 2,400 square foot minimum dwelling unit floor area, and the following maximums: height 35', and 25% building coverage.

§12-503 Definitions, Dryland area. That portion of a lot measuring a minimum elevation of 3.0 above mean sea level excluding water areas.

Comprehensive Plan Considerations

Planning Area: The subject property falls within Planning Area 2. Planning Area 2 includes the westernmost section of the Town north of Orange Drive and south of SW 14 Street, and bound on the west by Interstate 75 and on the east by SW 100 Avenue. The predominant existing and planned land use is single family residential at a density of one dwelling per acre.

Broward County Land Use Plan: The subject site falls within Flexibility Zone 100.

Applicable Goals, Objectives & Policies: *Future Land Use Plan, Objective 5: Consistency of Development with Comprehensive Plan, Policy 5-2:* The (re)zoning, (re)platting, and site planning of land shall be in compliance with the density ranges shown on the Davie Future Land Use Plan map and the applicable Future Land Use Designation provisions as contained in the Permitted Use portion of the Implementation Section.

Future Land Use Plan, Objective 17: Land Use Compatibility and Community Appearance, Policy 17-3: Each development proposal shall be reviewed with respect to its compatibility with adjacent existing and planned uses.

Significant Development Review Committee (DRC) Comments

These following comments represent significant comments made by the Development Review Committee as part of the review process. All comments have been addressed unless otherwise indicated.

Planning and Zoning: Provide Non-Vehicular Access Lines along the perimeter of the property. *(This has been provided)*

Engineering: Identity all utility easements or provide as necessary. *(This has been provided)*

Staff Analysis

The proposed plat is consistent with the Comprehensive Plan and Land Development Code as it relates to access, location, size, and use. The traffic generated by this development can be accommodated by the adjacent roadways. Development of this site as proposed does not exceed what was anticipated by the Future Land Use Plan Map designation.

Findings of Fact

Staff finds that the plat is in conformance with all applicable Codes and Ordinances in terms of access, right-of-way, and use. The development of this site with single family homes is compatible with the surrounding properties.

Staff Recommendation

Staff finds the subject application complete and suitable for transmittal to the Planning and Zoning Board and Town Council for further consideration. In addition, the following conditions shall be met:

1. Sufficient capacity of the regional road network, as determined by Broward County. In the event that sufficient capacity is not met, the plat shall be deemed denied by the Town of Davie.
 2. Provide the Planning and Zoning Division a Mylar copy of the plat upon recordation.
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Planning and Zoning Board Recommendation

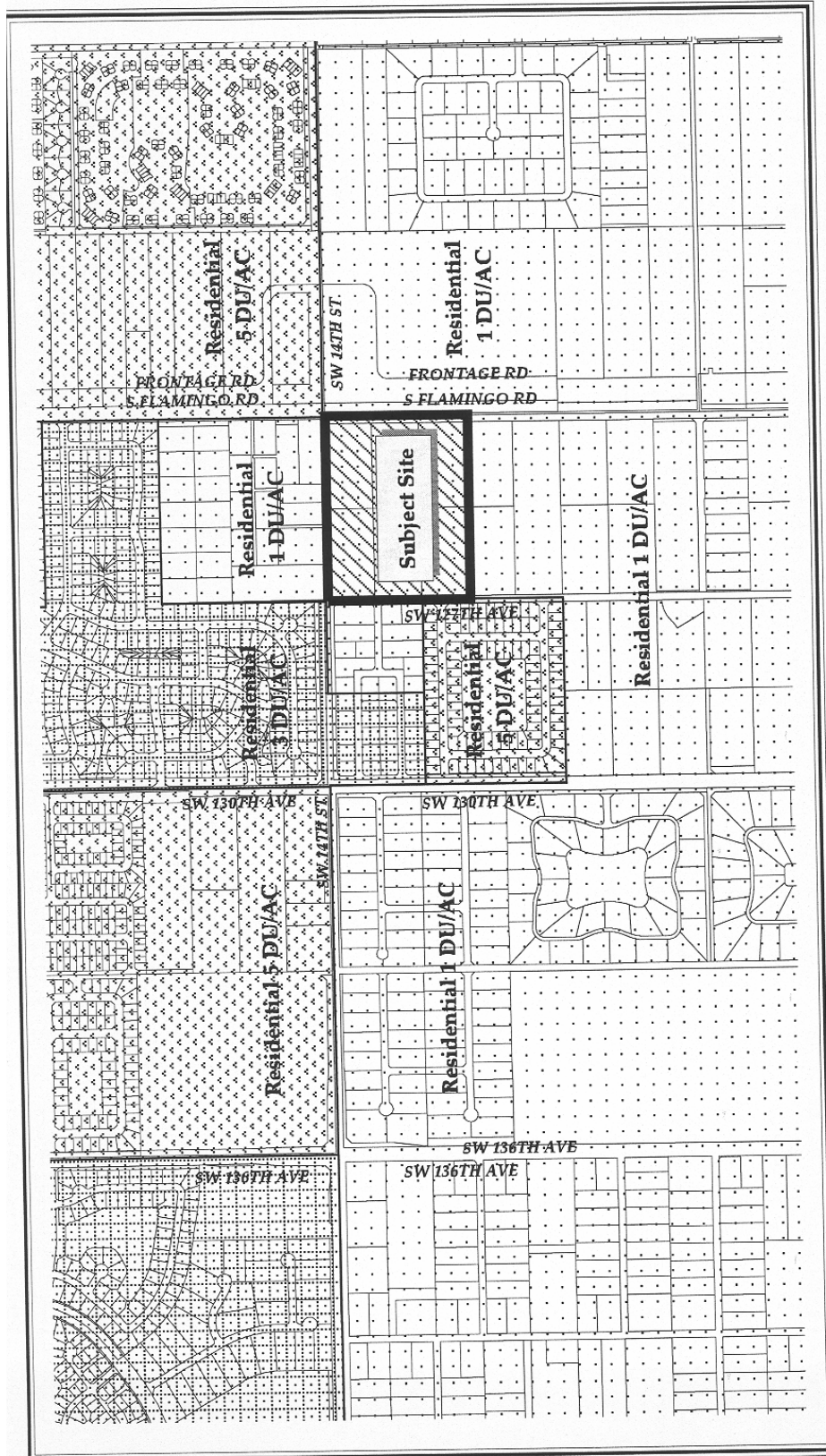
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Town Council Action

Exhibits

1. Plat
2. Future Land Use Plan Map
3. Zoning and Aerial Map

Exhibit 2 (Future Land Use Map)



**Plat Application
P 7-1-03, Flamingo Road Estates
Future Land Use Map**

Prepared By: D.M.A.
Date Prepared: 5/13/04



The Town of Davie
Development Service Department
Planning & Zoning Division

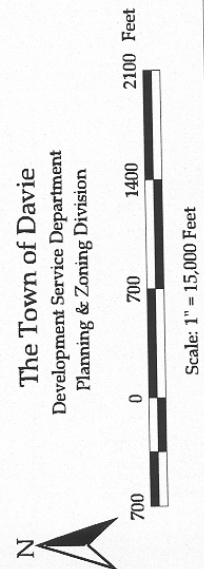


Exhibit 3 (Aerial, Zoning, and Subject Site Map)

